

Peter David

Properties Ltd

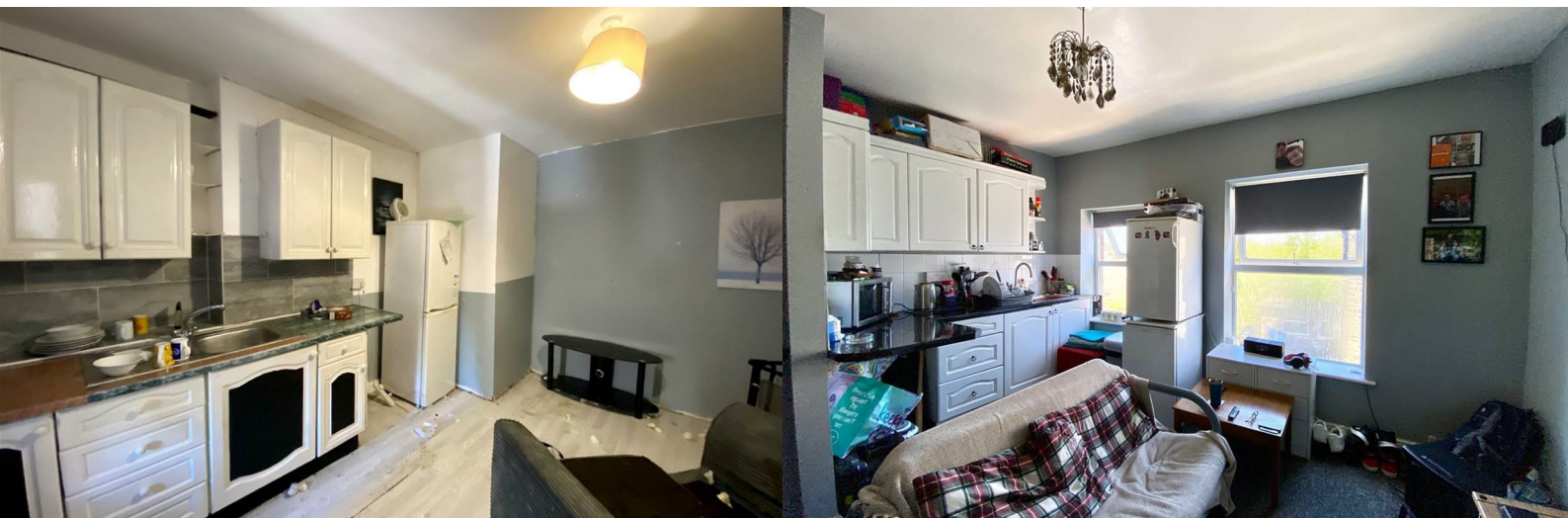
Residential Sales and Lettings



10 Sculptor Place

Brighouse, HD6 2AR

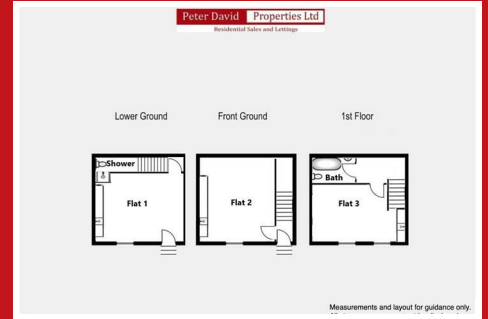
£110,000



10 Sculptor Place

Brighouse, Brighouse, HD6 2AR

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Welcome to Sculptor Place, Brighouse - an end of terrace property that offers not just one, but three self-contained flats, making it an ideal investment opportunity for any savvy buyer looking to venture into the world of buy-to-let properties. The property is offered with tenants in situ.

Situated close to the heart of Brighouse, this property boasts a prime location that is sure to attract tenants seeking convenience and comfort. Whether you are a seasoned landlord or a first-time investor, this property offers the potential for a steady rental income stream.

The three self-contained flats provide flexibility and privacy for both landlords and tenants alike. Each flat is designed to offer a comfortable living space, ensuring that your tenants feel right at home from the moment they step through the door.

With its proximity to Brighouse, residents will have easy access to a range of amenities, including shops, restaurants, and transport links, making everyday living a breeze.

Don't miss out on this fantastic opportunity to own a property that not only promises great returns but also the satisfaction of providing quality housing to tenants.

Internal accommodation comprises a lower ground floor flat and shower room, upper ground floor flat and a shared bathroom with the first floor flat.

Flat One

A lower ground floor flat with open living space and

worksurface with sink. Undercounter space for white goods, a window overlooking the front of the property, grey and white walls with access to the shower room.

Shower Room

Accessed up a flight of stairs with a toilet and shower, the shower room is accessed only for Flat One.

Flat Two

On the upper ground floor with open living space, grey and white walls, counter tops and white units with a stainless steel sink and drainer. A window overlooks the front of the property.

Flat Three

On the upper ground floor with double windows overlooking the front of the property. White base and wall units, stainless steel sink and drainer, grey walls and white ceilings.

Bathroom

For flats 2 and 3, the bathroom has a bath tub with over bath shower, sink and w/c.

External

Stone steps lead down to flat 1 and stone steps lead up to flats two and three.

Directions

For Satnav please use the postcode HD2 2AR

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages

We recommend KB Mortgage Services, on hand to

discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective

buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map



Hybrid Map



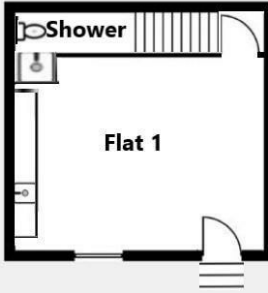
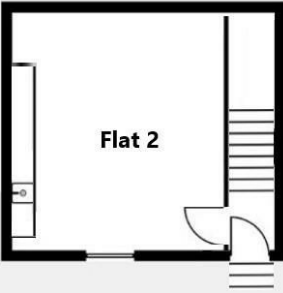
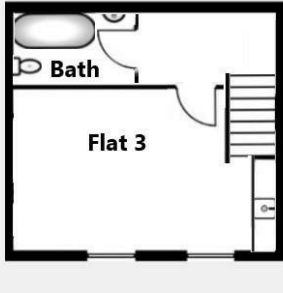
Terrain Map



Floor Plan

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Lower Ground Front Ground 1st Floor

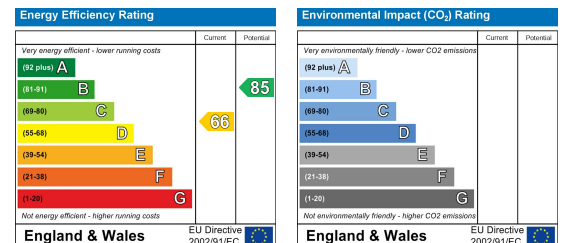




Measurements and layout for guidance only.
All storage spaces may not be displayed.

Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.